

Lewis County – Code Amendment

Increase the minimum lot size to which the large lot subdivision regulations apply.

Planning Commission Staff Report

ISSUE:

Division of land that results in lots of 20 acres or more is exempt from subdivision regulations. Since the largest minimum lot size covered by zoning regulations is 80 acres, all divisions of land in which any lot of 80 acres or less is created should be included under the Lewis County Subdivision regulations. Currently, records of survey for land divisions that create lots greater than 20 acres, filed with the Auditor's office, are not reviewed for zoning compliance. This can result in a 20-acre lot, for example, in an area zoned for one residence per 80 acres, rendering it difficult or challenging for the purchaser to comply with zoning requirements and leading to disputes between the seller and purchaser. Community Development review as proposed in the code amendment will ensure that the planned division meets existing zoning requirements.

DISCUSSION:

To avoid creating nonconforming lots, Title 16 of the Lewis County code would be modified to increase the exemption size to *greater than 80 acres*, change the definition of Large Lot Subdivisions to include lots of 80 acres, change the definition of a simple segregation and modify the Title 17 definition of Large Lot Subdivision to be consistent with Title 16.

HOW GMA COUNTIES REGULATE LARGE LAND DIVISIONS:

County	Details*
Whatcom	20 acres; must apply for a Certificate of Exemption
Skagit	80 acres
Snohomish	80 acres
King	40 acres; lots must meet minimum lot size for zone
Pierce	100 acres
Thurston	40 acres
Lewis	20 acres
Klickitat	80 acres
Yakima	40 acres
Kittitas	No size exemption; must comply with minimum zoning requirements
Chelan	20 acres; must apply for a Certificate of Exemption

** Includes exempted tract sizes and additional requirements*

IMPACTS TO LANDOWNERS:

Land divisions of up to 80 acres would now require a permit for either a large lot subdivision or simple segregation and compliance with Lewis County Subdivision and Zoning regulations.

Cost of Large Lot Subdivision – \$2,225 + \$45 per lot

Cost of Simple Segregation – \$555 + \$45 per lot

RECOMMENDATION:

Staff recommends amending the Lewis County code to include divisions of land resulting in lots of 80 acres or less as shown in Attachment A.